

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 7				
% of Funds Committed	99.27 %	95.08 %	1	93.55 %	92	94	
% of Funds Disbursed	83.11 %	88.21 %	7	86.03 %	30	28	
Leveraging Ratio for Rental Activities	4.9	4.38	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	72.85 %	92.05 %	7	81.34 %	14	16	
% of Completed CHDO Disbursements to All CHDO Reservations***	57.75 %	69.38 %	5	70.65 %	25	24	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.67 %	70.57 %	1	81.57 %	53	58	
% of 0-30% AMI Renters to All Renters***	30.56 %	33.85 %	3	45.66 %	28	24	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.44 %	98.55 %	1	96.25 %	50	52	
Overall Ranking:			In State:	5 / 7	Nationally:	38 34	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,920	\$26,067		\$27,146	180 Units	69.80 %	
Homebuyer Unit	\$32,192	\$12,407		\$15,140	74 Units	28.70 %	
Homeowner-Rehab Unit	\$65,608	\$11,795		\$20,860	4 Units	1.60 %	
TBRA Unit	\$0	\$3,442		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Joseph MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.2 %

1.2 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	89.4	74.3	75.0	0.0	Single/Non-Elderly:	15.1	27.0	50.0	0.0
Black/African American:	9.5	13.5	25.0	0.0	Elderly:	80.4	4.1	0.0	0.0
Asian:	0.0	1.4	0.0	0.0	Related/Single Parent:	3.9	35.1	50.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.6	31.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	2.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.4	0.0	0.0					
Asian/Pacific Islander:	0.6	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.6	6.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	82.1	16.2	50.0	0.0	Section 8:	21.8	0.0 [#]		
2 Persons:	13.4	20.3	25.0	0.0	HOME TBRA:	0.0			
3 Persons:	1.1	24.3	0.0	0.0	Other:	8.9			
4 Persons:	2.8	25.7	25.0	0.0	No Assistance:	69.3			
5 Persons:	0.0	6.8	0.0	0.0					
6 Persons:	0.6	2.7	0.0	0.0					
7 Persons:	0.0	2.7	0.0	0.0					
8 or more Persons:	0.0	1.4	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			35	

* The State average includes all local and the State PJs within that state

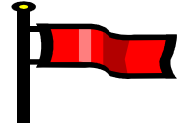
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Joseph State: MO Group Rank: 38
 (Percentile)
 State Rank: 5 / 7 PJs Overall Rank: 34
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	72.85	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	57.75	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	99.44	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

